



S H BRANDT & ASSOC  
5010 N FEDERAL HIGHWAY  
LIGHTHOUSE POINT, FL 33064

ARCHITECTURE  
INTERIOR DESIGN

AR0013352

C6C016476

December 31, 2019

City of Pompano Beach  
Department of Development Services  
Planning and Zoning Division  
100 West Atlantic Blvd  
Pompano Beach, FL 33060

Re: CPTED Narrative

Architects Job# 218513

Planning and Zoning Division:

Project: Pompano Point  
700 NW 31st Avenue  
Pompano Beach, Florida

Principle #1 Natural Surveillance:

The "Seen and be seen" concept is a theme throughout this proposed multifamily project. The natural surveillance concept is achieved through the direct view of the parking and adjacent apartment buildings from the ground level patios and balconies within the interior of the site. Surveillance of the surrounding streets and properties is again achieved through the direct viewing of these areas from the ground level patios and balconies on the exterior façade of the building. Open stairway eliminate dark and hidden corners and allow residence to view all stairwell activities from their units. The buildings will have lighting to illuminate the building façades as well as site lighting in all parking areas and passageway on site. Unit railings will be picket style to insure high visibility for all residence. The design of the project provides clear site lines for all residences from their units and public spaces.

Principle #2 Natural Access Control:

Access control is attained through the placement of the parking areas, walkways, landscaping, site lighting and signage. Limited ingress and egress points control traffic on site. All units have individual entrances with distinct unit identification. Signage is provided throughout the site to guide residents and visitors to the correct units and public areas. Security cameras are on all buildings and throughout all parking areas.

Principle #3 Territorial Reinforcement:

Territorial reinforcement is provided to all residents through well maintained landscape areas, well-lit parking and walkways, monitored security cameras and well maintained parking areas. These attributes provide residents with security and a sense of ownership.

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Principle #4 Maintenance:

The landscaping, walkways and paved areas will be well-maintained and tended to on a regular basis. Through a well kept property and maintenance practices, residents will gain a sense of control and pride of their property. Building maintenance is a priority to eliminate the “broken window theory”. The theory is that one broken window will entice vandals to break others. Routine checks of the property will ensure the high level of property maintenance and appearance desired by the Developer and residents. The project will have impact rated windows and doors to add to the high level of security and deter unwanted intruders.

Principle #5 Activity Support:

Activity support is important so individuals feel they are part of the surroundings and promotes natural surveillance. An active property enjoys safety through passive and active efforts. Residents in these active areas enjoy the added value of the space and it discourages non residents from entering the property.

Thank You;

Stephen H Brandt, NCARB  
Architect

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